

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: June 25, 2009**

PHA Conference Room 100 Broad Street Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:00 p.m.

ROLL CALL

The Executive Director called the roll:

Present

Paul F. Waldman

Dolores Cascella

Jaime Castillo

Dorothy Waters

JT. Taylor

Robert Clarkin

Raymond Murphy

Barbara Fields

Absent

Hilary Silver (Excused)

Nicholas Narducci (Excused)

John Igliazzi

Eight members were present, constituting a quorum.

RESIDENTS' COMMENTS

There were no Resident comments.

APPROVAL OF MINUTES (May 28, 2009)

Chairman Waldman called for approval of the May 28th meeting minutes. Commissioner Cascella moved approval of the minutes. Commissioner Taylor seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.

CHAIRMAN'S REPORT

Board Member Resignations

Chairman Waldman stated that Commissioner Castillo had presented him with his resignation letter. Commissioner Castillo is retiring from his teaching career at Oliver Hazard Perry middle school and moving to Miami and the Dominican Republic. Chairman Waldman also reminded the board that this would be Commissioner Murphy's last meeting, as he is retiring from the board after serving for 23 years. He thanked both Commissioners for their years of dedicated service.

Commissioner Castillo stated that it was a pleasure serving on the Board of Commissioners. He thanked his colleagues and the staff for their support and encouragement over the last ten years. He said the PHA has the best board in the city.

Roast of the Executive Director

Chairman Waldman stated that a roast of Stephen O'Rourke was held on June 1 as a fundraiser for the Housing Authority's non-profit, the Providence Community Opportunity Corporation. The funds are used to run programs for the residents of the developments, including youth and elderly activities. 150 people attended the roast at the Hi-Hat, and over \$5,000 was raised.

By-Laws Update

Chairman Waldman stated that Commissioner Clarkin would present the changes to the by-laws in preparation for the vote. [See the attached copy.]

Board Policies Update

Chairman Waldman also stated that a meeting must be scheduled to go over the board policies, as they need to be updated in accordance with the by-laws. He asked that the commissioners speak to him about their availability.

COMMITTEE REPORTS

Asset Management/Capital Improvements Committee

No committee meeting was conducted. A report, prepared by the Asset Management Director, was presented to be entered into the record. [See the attached report.]

Budget, Finance & Audit Committee

A meeting of the committee took place prior to the board meeting. Commissioner Clarkin presented the report to be entered into the record. [See the attached report.]

Resident Services Committee

No committee was conducted. There was no report.

EXECUTIVE DIRECTOR'S REPORT

Monthly Management Report Highlights

The Executive Director stated that the Monthly Management Report is included in each Commissioner's packet. The Asset Management Department, Facilities Division, is particularly important right now as it contains the details on the many capital improvement projects that are currently underway.

Attention to Items in Board Packet

Each month one or more articles related to public housing will be included in each Commissioner's packet in order to provide Commissioners with information on housing issues. This month's packet includes the following:

- An article from the Providence Journal about the Community Day at Chad Brown.**
- A copy of the new PHA Police and Security Services brochure.**

Commissioner Murphy asked about the results the PHA has had with

the installation of some of the new security cameras. Senior PHU Office Paul O'Rourke stated that crime had diminished where cameras were already installed and he expected the same results, once the expansion is completed.

HUD AMP Review

The Executive Director stated that HUD will perform an Asset Management Project review at the PHA on July 22. Two AMPs will be reviewed: AMP #2-Codding Court/Roger Williams/Scattered Sites and AMP #1-Chad Brown/Admiral Terrace/Sunset Village. HUD will be looking at how the PHA tracks all of the data for each site including security plans, unit turnaround, preventive maintenance plans, occupancy, rent collections, accounts payable and receivable, and we are confident that we have everything in order. In fact, most of the information is a regular part of the Monthly Management Report.

New England NAHRO Election and Awards

The Executive Director stated that he has been elected as president of the New England chapter of the National Association of Housing and Redevelopment Officials. He will serve for a two-year term, and spend approximately one day a month in Washington to meet with the Board of Governors. The position includes an expense account to pay for the required travel. NAHRO is an organization that advocates for public housing and redevelopment, and submits policy recommendations to congress.

The Executive Director also stated that he was surprised and proud to

receive the New England NAHRO 2009 award for Advocate of the Year “for aggressive, steadfast and tireless promotion of the mission of public housing in the City of Providence, the State of Rhode Island and the New England Region.” He was nominated by the other housing authorities in the state.

The PHA also received the same three awards at the regional level of NAHRO that were received at the national level, for the collaborations with the Boys and Girls Club and the Providence After School Alliance, and for the Energy Conservation and Rebate Project. Rhode Island housing authorities received more than half of the awards given out for the region, including two for East Greenwich and four for Lincoln.

Stimulus Bill Status Report

The Executive Director stated that this month’s stimulus report will be emailed to the commissioners. In addition to the \$5.1 received by formula, the PHA is submitting 14 applications for the competitive grants next week. There are so many because they must be submitted for each AMP. They include \$900,000 to convert more units to handicapped accessible, which the city of Providence will match with a \$45,000 Community Block Grant. A number of energy conservation projects will also be submitted, including new windows at Dominica, hot water tanks at a couple of the other facilities, energy saving elevators, and possibly a solar energy project.

The PHA will also link with a couple of other neighborhood organizations to apply for Neighborhood Stabilization Funds. In addition, the administration's 2010 budget includes a new program, similar to Hope VI, but including both public housing and neighborhoods. The program would require a collaboration between the city, the community development corporations, and the housing authorities. If passed, it will probably be available sometime next year.

Capital Fund Program/CFFP Status Report

The Executive Director stated that a major landscaping and site improvement contract was signed today with YardWorks, Ltd. for \$1.6 million. The PHA is very pleased because a much higher cost of up to \$2.5 million was estimated by architects Gates, Leighton for these projects. As part of the contract, Yard Works, Ltd. will also be hiring a number of residents from the three sites included in the contract, mostly for security and unskilled labor. The PHA has solicited residents thru poster and application forms, and has already received thirty-nine applications which will be pre-screened and given to the contractor for final selection.

The remainder of the site improvements will be broken down into smaller contracts, one for each development.

Energy Performance Contract Status Report

The Executive Director stated that the Energy Performance Contract

with Ameresco is 80% complete. HUD will be coming to do a mini-audit on the contract next week, which will involve taking a look at the completed projects, and those still in progress.

When the project is complete the PHA will have received over \$600,000 from National Grid as a rebate, some of which will be used for additional energy saving projects, and some that will go towards the operating reserve. \$340,000 of the rebate was received last year, and balance will be paid in the fall.

Summer Interns

The Executive Director Introduced Justin Dawley, a recent graduate of the University of Arizona, and Ryan Brennan, a recent Rhode Island College graduate, as two of the PHA's interns for this summer. They have created newsletters for all of the developments to explain the capital improvements to the residents, and set up the "War Room" housing the plans and photos that document the progress of the capital improvement projects.

Introduction to the "War Room"

The Executive Director invited the commissioners to tour the adjoining "War Room." They received briefings of the on-going and planned projects from Talitha VanDenBurghe, Special Projects Manager, and PHA summer interns Justin Dawley and Ryan Brennan.

Prisoner Reentry Program

The Executive Director stated that he has asked the representatives

of the Prisoner Reentry Program to delay giving a full presentation to the board until next month to give the Commissioners time to review additional information about successful programs in other locations. Burt Cooper of the Mayor's Office has also extended an invitation to the Commissioners to be on the planning committee for this project. [See the attached reports.]

Presentation: Manton Heights

Monique Hazard, Property Manager of the Manton Heights development, presented a slide show about the history, resident characteristics, and physical needs and plans for Manton Heights. [See the attached printout.]

Commissioner Fields stated that the recent Olneyville Shines Project clean-up day on the bike path was attended by over 600 volunteers including many from the Manton Heights development. She thanked Monique for the development's community involvement, and stated that turtles, blue heron, and swans can now be seen in the river from the bike path.

RESOLUTION(S)

Resolution #4174

Resolution authorizing the approval of several amendments to the current by-laws, generally to bring the by-laws into accordance with RI state law. Commissioner Clarkin moved approval with Commissioner Fields seconding the motion. A vote was taken. There

was no opposition by members present. Chairman Waldman declared the resolution passed with a required 2/3 vote of the board.

Resolution #4175

Resolution authorizing certain changes in the PHA's Admission Policy as it relates to certain individuals released from prison [Tabled until the next meeting.]

OLD BUSINESS

None

NEW BUSINESS

Commissioner Fields asked about the process and timeframe for replacing the outgoing board members. The Executive Director stated that new board members would be suggested to the Mayor soon, and that he has already received some recommendations. Any board members who would like to present suggestions should do so as soon as possible.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion from Commissioner Fields, which was seconded by Commissioner Clarkin, to adjourn the meeting at 5:56 p.m.

Submitted by: Approved by:

Beth Herosy Stephen J. O'Rourke

Recording Secretary Executive Director